

## SURVEYOR'S REPORT

SCALE 1" = 80'

**DECKARD**  
LAND SURVEYING  
604 S. HENDERSON STREET  
BLOOMINGTON IN. 47401  
TELEPHONE (812)961-0235  
FAX (812)323-7536  
ERICDECKARD@MSN.COM



408 TITLE  
SCOTT  
MAJOR SUBDIVISION - FINAL PLAT  
A PART OF SECTION 27 T9N, R2W

[illegible]

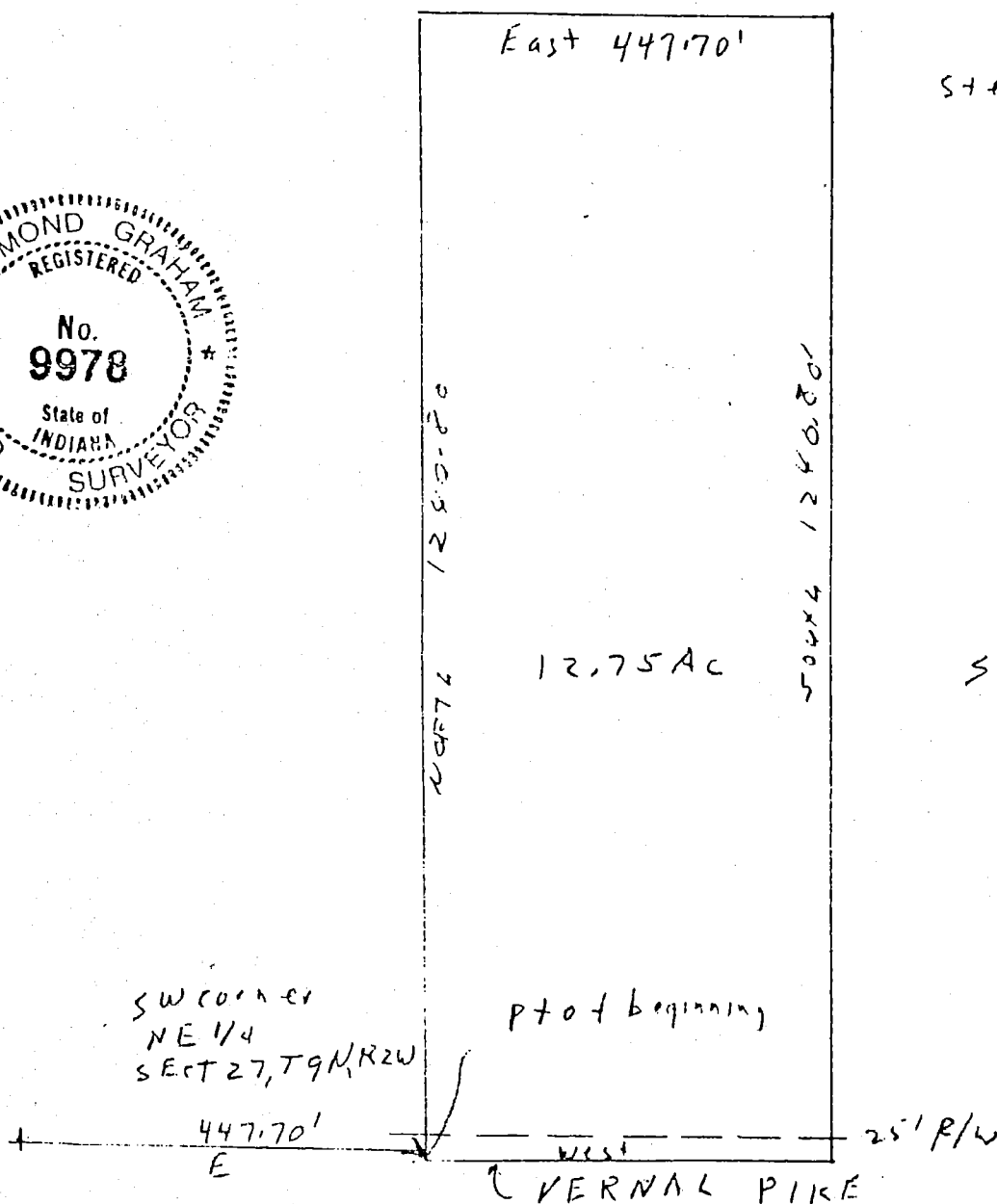
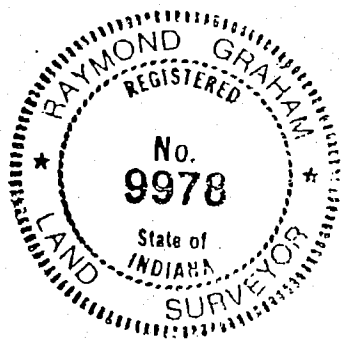
SURVEYED	DRAFTED	CHECKED	DATE
AW & JR	AEW	ELD	8/14/09

JOB NUMBER  
09-94

2  
OF  
2

DATE 08/14/09

BNDY.SHT

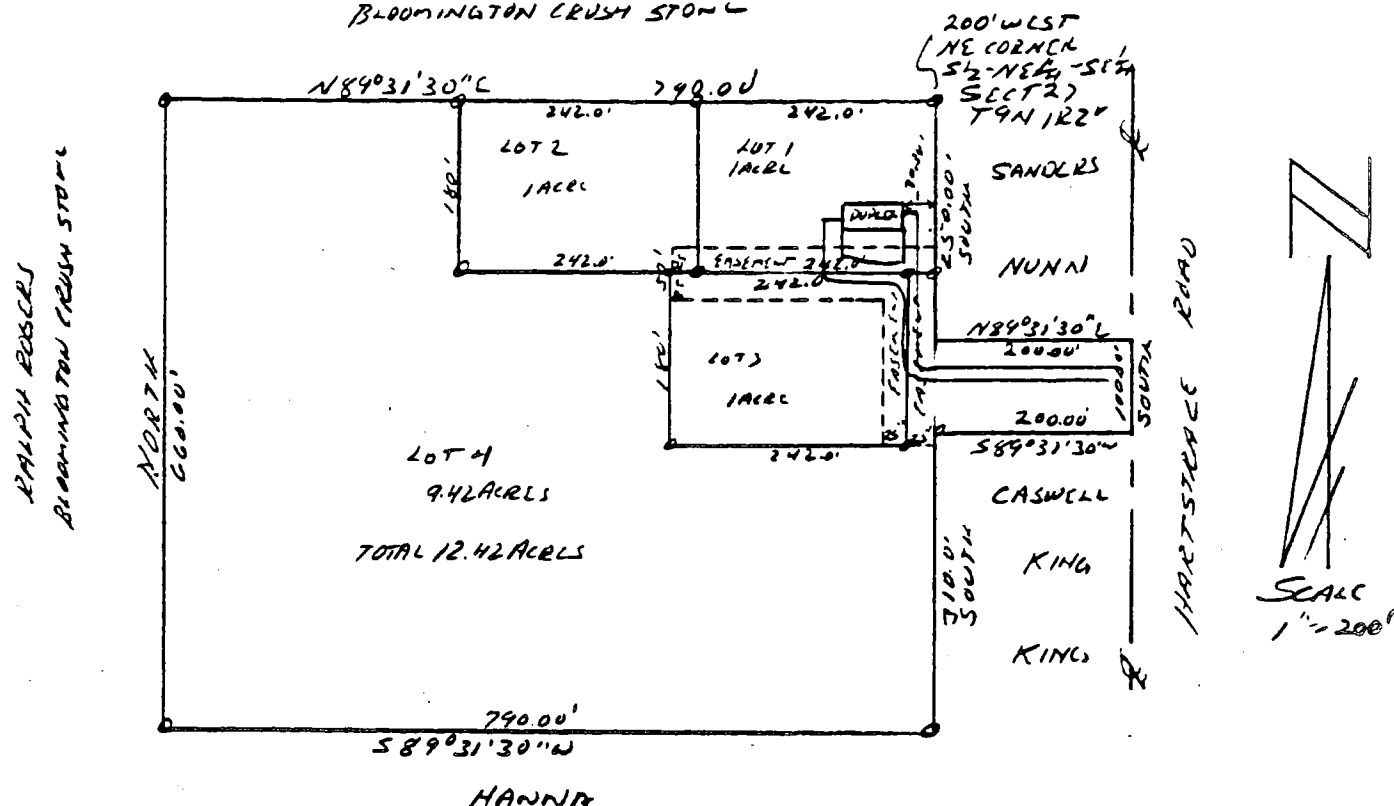


DESCRIPTION:

A part of the Northeast quarter of Section 27, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows:  
Beginning at a point that is 447.70 feet East of the Southwest corner of said Northeast quarter and in Vernal Pike; thence running North for 1240.80 feet; thence running East for 447.70 feet; thence running South for 1240.80 feet and to a point in Vernal Pike; thence running West for 447.70 feet to the point of beginning.  
Containing 12.75 acres, more or less.  
Subject to a 25.00 foot easement from the centerline of Vernal Pike for County Highway right of way.

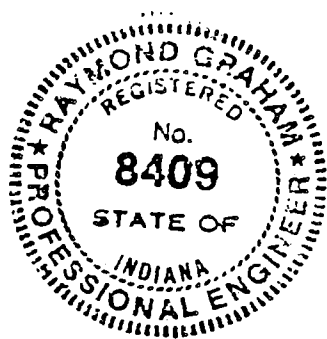
*Raymond Graham*  
Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
October 23, 1991

RALPH ROGERS  
BLOOMINGTON CRUSH STONE



**DESCRIPTION:**

A part of the South half of the Northeast quarter of the Southeast quarter of Section 27, Township 9 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 200.00 feet West of the Northeast corner of the South half of the Northeast quarter of the Southeast quarter of said Section 27, thence running South for 250.00 feet, thence North 89 degrees 31 minutes 30 seconds East for 200.00 feet, thence South for 100.00 feet, thence South 89 degrees 31 minutes 30 seconds West for 200.00 feet, thence South for 310.00 feet, thence South 89 degrees 31 minutes 30 seconds West for 790.00 feet, thence North for 660.00 feet, thence North 89 degrees 31 minutes 30 seconds East for 790.00 feet and to the point of beginning. Containing in all 12.42 acres, more or less.



Raymond Graham  
Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
March 26, 1985

**FILED**  
SEP 25 1990

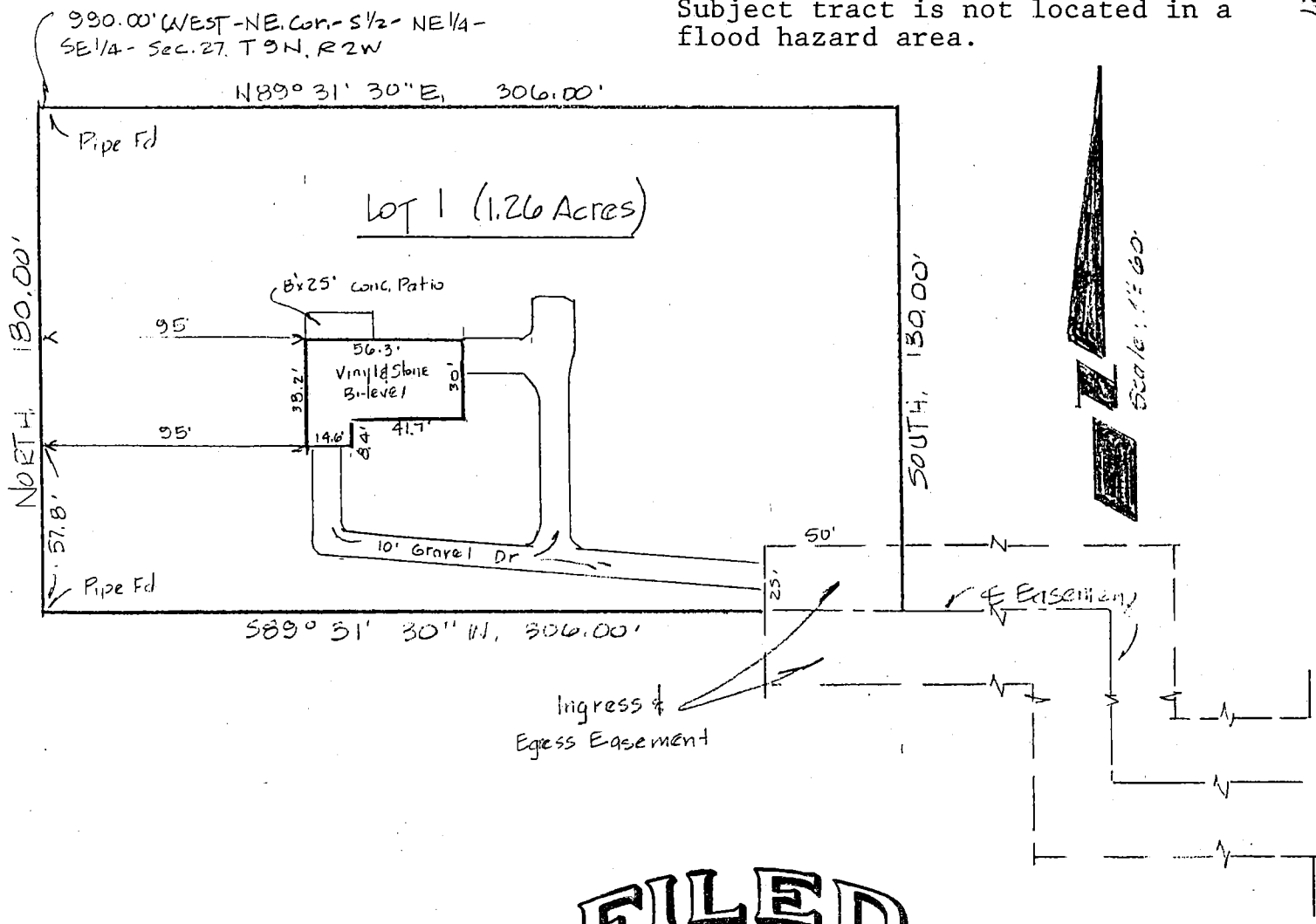
Margaret Cook  
Auditor Monroe County, Indiana

## SURVEYOR LOCATION REPORT

**THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.**

**PROPERTY ADDRESS:** 1825 N. Hartstraight Road, Bloomington, IN 47401  
**PROPERTY DESCRIPTION:** See attached legal description

Subject tract is not located in a flood hazard area.



**FILED**  
SEP 25 1990

*Margaret Cook*  
Auditor Monroe County, Indiana

### DESIGNATED PARTIES

**MORTGAGEE  
OR ASSIGNEES:**  
**TITLE CO.:**  
**OTHER:**

**REFERENCE NO.**

**REFERENCE NO.**

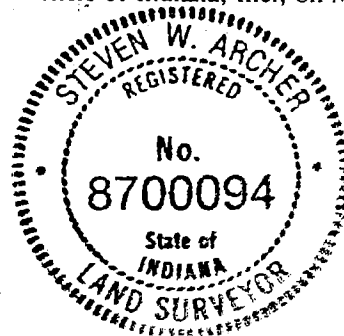
I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. **THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.**

I further certify that to the best of my knowledge this Location Report conforms with the **SURVEYOR LOCATION REPORT** Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

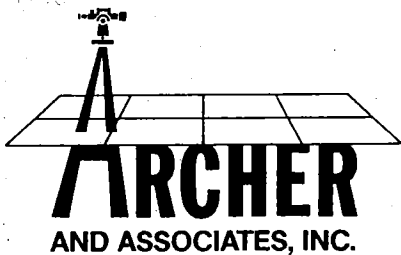
**CERTIFICATION DATE** 9/20/90

**SURVEYORS SIGNATURE** *Steven W. Archer*

**SURVEYORS JOB NO.**



SEAL



(812) 334-8941

682 Green Road  
Bloomington, IN 47401  
res. (812) 339-6541

---

LAND SURVEYING

**DESCRIPTION:**

A part of the South half of the Northeast quarter of the Southeast quarter of Section 27, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at a point 990.00 feet West of the Northeast corner of the said half quarter quarter section; thence running North 89 degrees 31 minutes 30 seconds East for 306.00 feet; thence South for 180.00 feet; thence South 89 degrees 31 minutes 30 seconds West for 306.00 feet; thence North for 180.00 feet and to the point of beginning. Containing in all 1.26 acres, more or less.

Subject to a ingress and egress easement described as follows: Beginning at the Southeast corner of the above described property; thence running South 89 degrees 31 minutes 30 seconds West along the South line of the said described property for 50.00 feet; thence leaving the said South line and running North parallel with the East line of the said described property for 25.00 feet; thence running North 89 degrees 31 minutes 30 seconds East parallel with the said South line for 50.00 feet; and to the East line of the said described property; thence South along the said East line for 25.00 feet and to the point of beginning for this easement.

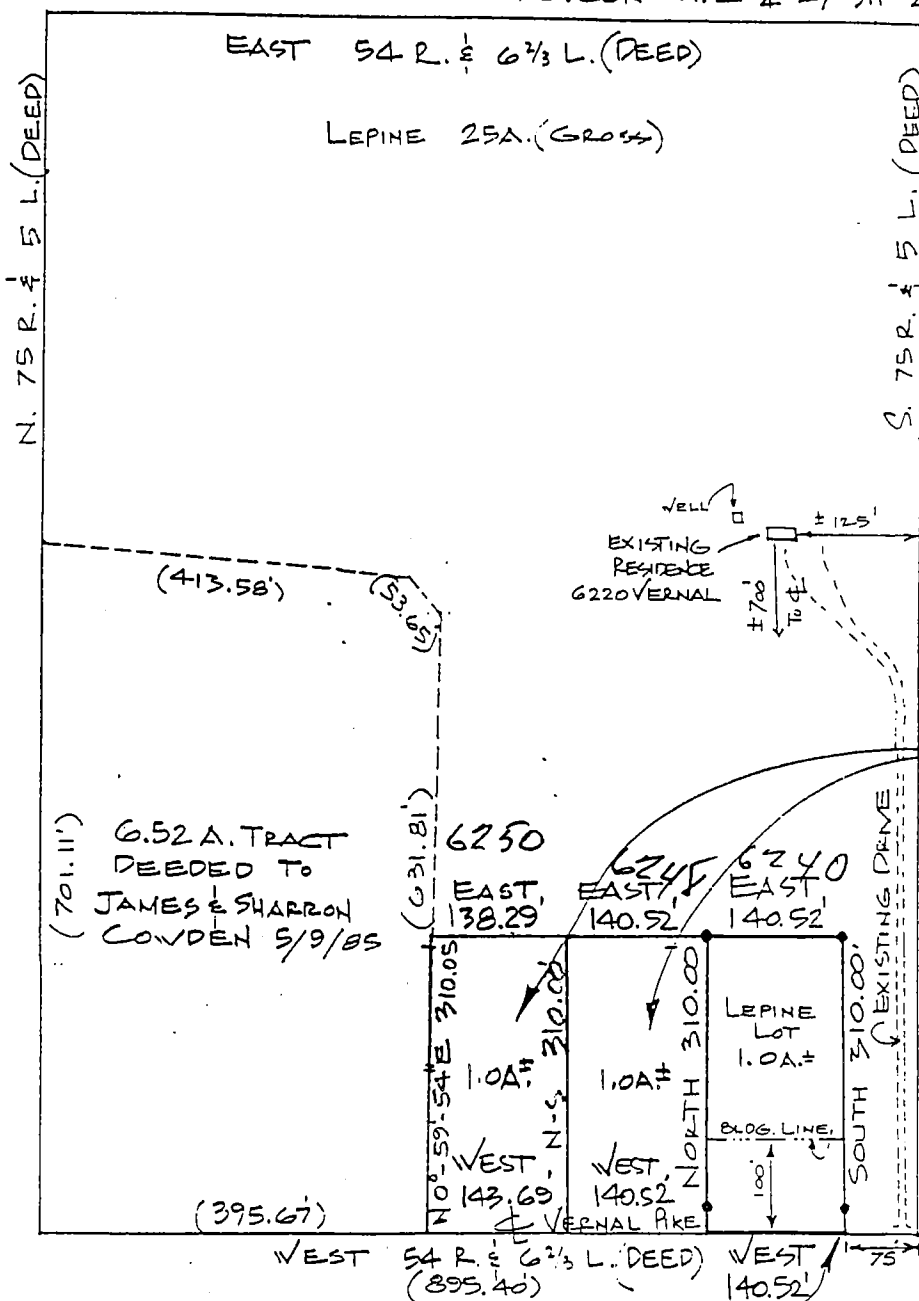
# BLOOMINGTON ENGINEERING COMPANY

SURVEY ENGINEERING  
R.R. #1, BOX 113A  
SOLSBERRY, INDIANA 47459  
PHONE 812-876-6642



6240

85 R. & 5 L. S. & 54 R. & 6 2/3 L. W. OF  
N.E. COR - N.E. 1/4 - 27-9N-2W (DEED)



21 27

SCALE: 1" = 200'  
INDICATES REBAR SET



SURVEY PLAT  
PART OF S. 1/2 OF N.E. 1/4  
SECTION 27 - T9N - R2W  
MONROE COUNTY, INDIANA  
SEPTEMBER 29, 1987

2646.60' S. & 970.40' W. OF  
N.E. COR - N.E. 1/4 - 27-9N-2W

PLAT

Description

A part of the Southeast quarter of the Southeast quarter and the South half of the Northeast quarter of the Southeast quarter of Section 27, Township 9 North, Range 2 West, bounded and described as follows, to wit: Beginning at a point 1320 feet East of the Southwest corner of the Southeast quarter of Section 27, Township 9 North, Range 2 West, and running thence North 1980 feet; thence East 330 feet; thence South 1980 feet; thence West 330 feet and to the point of beginning, containing in all Fifteen (15) acres, more or less.

Purpose of Plat of description is to have Auditor of Monroe County show this parcel on Plat Book as one parcel.

Date: Jan. 8, 1992

Signed: Stephen E. Ramsey  
Stephen E. Ramsey  
Ind. L.S. #S0374

S.W. Cor.  
of S.E. 1/4  
S27-T9N-R2W

East 1320'

SCALE  
1" = 300'

West  
330.00'

North 1980.00'

South 1980.00'

East  
330.00'

15 Ac., +/-



Filed 27

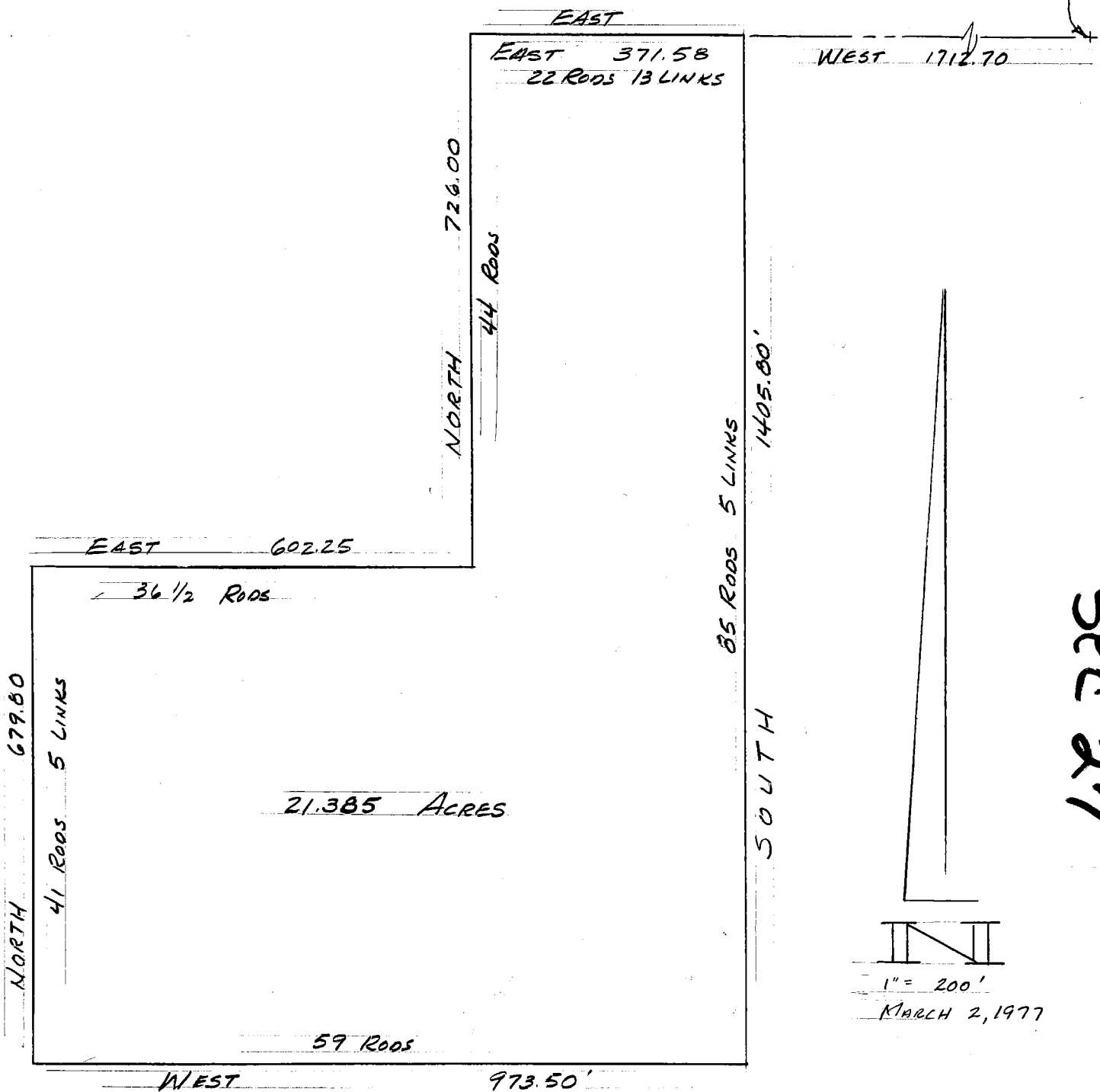
Sec 27

RAYMOND GRAHAM

3215 N. SMITH PIKE  
BLOOMINGTON, INDIANA 47401

R.P.E. 8409 INDIANA

NE CORNER, NE 1/4,  
SECT 27, TWP 9 N, R 2 W



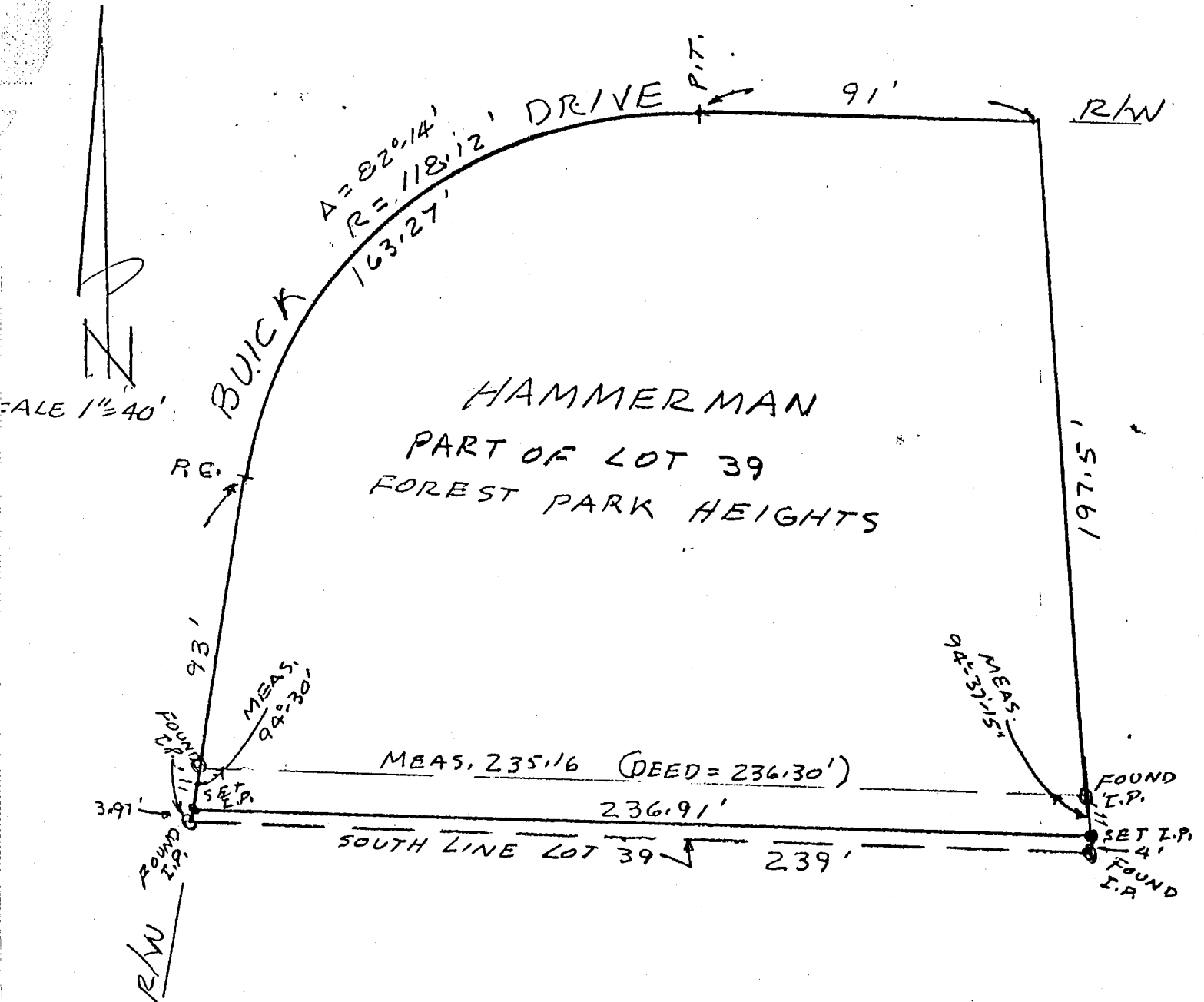
Sec 27



Raymond Graham  
Raymond Graham  
Indiana RPE # 8409  
3215 N. Smith Pike  
Bloomington, Indiana







State of Indiana S  
County of Monroe S

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and following description correctly represents a survey completed by me on October 10, 1989; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.



*Lee Utt*  
Lee Utt, R.L.S. #S0089, Indiana  
1604 S. Henderson Street  
Bloomington, Indiana 47401

Legal description

Hammerman

A part of Lot 39 in Forest Park Heights as shown of record in Plat Book 4, page 43, in the office of the Recorder of Monroe County, Indiana, bounded and described as follows: Beginning at a found iron pipe at the Northeast corner of a tract of land that is described as an exception in a deed from Thomas F. and Madonna J. Noel to Chester William and Marian E. Hammerman and recorded April 1, 1986 in Deed Record 323, page 402, in the office of the Recorder of Monroe County, Indiana, said point of beginning being North 01 degrees 30 minutes East, 15.00 feet from the Southeast corner of said Lot 39; thence from said point of beginning and running North 86 degrees 30 minutes West for 235.16 feet and to a found iron pipe; thence South 08 degrees 30 minutes West for 11.00 feet and to a set 1/2 inch iron pin; thence South 86 degrees 30 minutes East for 236.91 feet and to a set 1/2 inch iron pin on the east line of said Lot 39; thence North 01 degrees 30 minutes East for 11.00 feet and to the point of beginning.

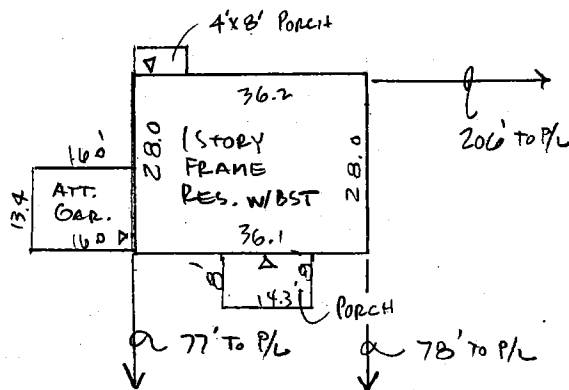
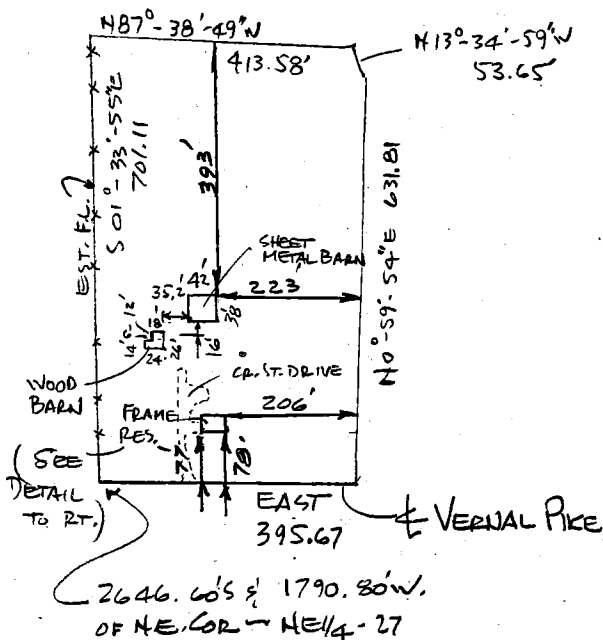
# SURVEYOR LOCATION REPORT

Sec 27

**THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.**

PROPERTY ADDRESS: 6294 W. VERNAL PIKE  
PROPERTY DESCRIPTION:

A part of the South half of the Northeast quarter of Section 27, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at a point that is 2646.60 feet South and 1790.80 feet West of the Northeast corner of the Northeast quarter of said Section 27, said point being in the centerline of Vernal Pike, thence East (assumed bearing) over and along said centerline for a distance of 395.67 feet, thence N0°-59'-54"E for a distance of 631.81 feet, thence N13°-34'-59"W for a distance of 53.65 feet, thence N87°-38'-49"W for a distance of 413.58 feet to an established fence line, thence S01°-33'-55"E over and along said established fence line for a distance of 701.11 feet to the point of beginning. Containing 6.52 acres, more or less. Subject to all easements and rights of way of record.



SCALE: 1" = 30'

I certify that the property does not appear to be in a flood hazard area.

**FILED**

MAY 9 1985

## DESIGNATED PARTIES

MORTGAGEE  
OR ASSIGNEES:  
TITLE CO.:  
OTHER:

*Rodney J. Brown*  
Auditor Monroe County, Indiana

REFERENCE NO.

REFERENCE NO.

I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.

I further certify that to the best of my knowledge this Location Report conforms with the SURVEYOR LOCATION REPORT Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

CERTIFICATION DATE 4/30/85

SURVEYORS SIGNATURE

SURVEYORS JOB NO.



SEAL

Sec 27

Sec 27

1/2

CLAUDE & SUZANNE LEPINE  
D.R. 296, Pg. 469

VADA K. McDANIEL  
D.R. 222, Pg. 201

CLAUDE & SUZANNE LEPINE  
D.R. 296, Pg. 469

S 88° 35' 44" E 200.06'

S 88° 35' 44" E 226.94'

Lot 1  
'6134'

Lot 2  
'6080'

2.50 ACRES

5.35 ACRES

N-E CORNER OF N-E 1/4  
OF SEC. 27, T-9-N, R-2-W,  
RICHLAND TOWNSHIP,  
MONROE COUNTY, IND.

PAUL E. STOGSDILL JR.  
D.R. 235, Pg. 319

JAMES B. & DELORES M.  
BROCK  
D.R. 358, Pg. 136

S-E CORNER OF N-E 1/4  
OF SEC. 27, T-9-N, R-2-W

HARTSTRAIGHT ROAD

2646.96'  
500'-00'-00"W  
(ASSUMED)

SHED

SHED

BARN

PROPANE  
TANK

SHED

GARAGE

HOUSE

30'

50' R/W LINE

200.06'  
N 88° 35' 44" W

226.94'  
N 88° 35' 44" W

268.40'  
N 88° 35' 44" W

VERNAL PIKE

ROGERS GROUP, INC.  
NO RECORD FOUND



SCALE: 1" = 100'

LEGEND

○	5/8" X 24' REBAR W/CAP SET
⊙	BRASS MONUMENT FND.
△	P.K. NAIL SET
---	EXISTING FENCE LINE

5.35 Acres

A part of the south half of the Northeast quarter of Section 27, Township 9 North, Range 2 West, Richland Township, Monroe County, Indiana, more specifically described as follows:

Commencing at a brass rod with a brass cap stamped "27 + 26" found marking the southeast corner of said Northeast quarter; Thence on and along the centerline of Vernal Pike North 88 degrees 35 minutes 44 seconds West (assumed basis of bearings) 268.40 feet to a P.K. nail set at the true point of beginning;

Thence continuing North 88 degrees 35 minutes 44 seconds West 426.94 feet to a P.K. nail set; Thence leaving said centerline and parallel with the east line of said Northeast quarter North 00 degrees 00 minutes 00 seconds East 25.01 feet to a 5/8 inch diameter rebar with a cap marked "Curry 890006" (called "monument" for the remainder of this description) set; Thence continuing North 00 degrees 00 minutes 00 seconds East 520.79 feet to a monument set; Thence South 88 degrees 35 minutes 44 seconds East 426.94 feet; Thence South 00 degrees 00 minutes 00 seconds West 520.79 feet to a monument set; Thence continuing South 00 degrees 00 minutes 00 seconds West 25.01 feet to the point of beginning containing within said bounds 5.35 ACRES be the same more or less but subject to all rights-of-way and easements according to a survey by Douglas R. Curry, Registered Surveyor No. 890006 in September of 1997.

2.50 Acres

A part of the south half of the Northeast quarter of Section 27, Township 9 North, Range 2 West, Richland Township, Monroe County, Indiana, more specifically described as follows:

Commencing at a brass rod with a brass cap stamped "27 + 26" found marking the southeast corner of said Northeast quarter; Thence on and along the centerline of Vernal Pike North 88 degrees 35 minutes 44 seconds West (assumed basis of bearings) 695.34 feet to a P.K. nail set at the true point of beginning;

Thence continuing North 88 degrees 35 minutes 44 seconds West 200.06 feet to a P.K. nail set; Thence leaving said centerline and parallel with the east line of said Northeast quarter North 00 degrees 00 minutes 00 seconds East 25.01 feet to a 5/8 inch diameter rebar with a cap marked "Curry 890006" (called "monument" for the remainder of this description) set; Thence continuing North 00 degrees 00 minutes 00 seconds East 520.79 feet to a monument set; Thence South 88 degrees 35 minutes 44 seconds East 200.06 feet to a monument set; Thence South 00 degrees 00 minutes 00 seconds West 520.79 feet to a monument set; Thence continuing South 00 degrees 00 minutes 00 seconds West 25.01 feet to the point of beginning containing within said bounds 2.50 ACRES be the same more or less but subject to all rights-of-way and easements according to a survey by Douglas R. Curry, Registered Surveyor No. 890006 in September of 1997.

BEN E BLEDSOE, L.S.  
PHILIP G TAPPE, L.S.  
WILLIAM S RIGGERT, P.D.  
BERNARD A. GILBERTTAY, L.S.

**ADDRESS:**  
**6800 W. Vernal Pike**

27



1351 W. Tapp Road • Bloomington, IN 47403 • 812-336-8277 • FAX 812-336-0817

DEC 23 2002

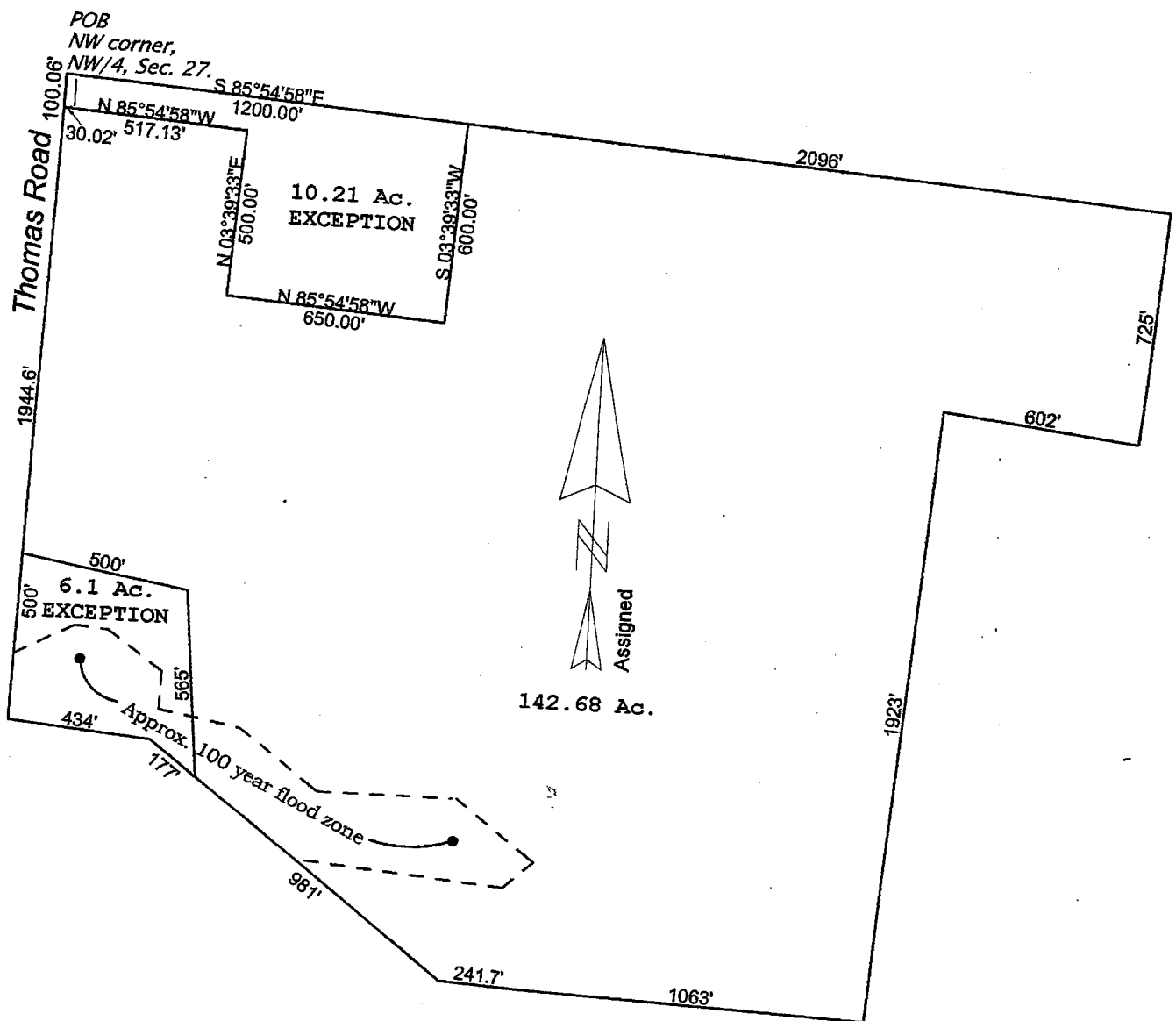
# Baynes Remainder

Section 27, T-9-N, R-2-W  
Monroe County, IN  
Job #383

## NOTES:

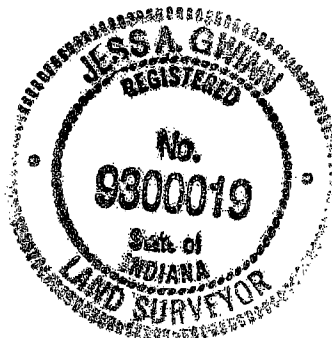
- 1) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A COMPILATION OF RECORD DOCUMENT INFORMATION. THE PURPOSE OF THIS DRAWING IS TO DEPICT THE REMAINDER OF THE BAYNES PROPERTY AFTER EXCEPTIONS HAVE BEEN REMOVED. NO ACCURACY STANDARD APPLIES.

\*\*\*DO NOT USE THIS DRAWING FOR ANY SURVEYING RELATED ACTIVITIES.\*\*\*



Jess A. Gwinn, RLS #9300019  
RR #1, Box 285  
Solisberry, IN 47459  
812/876-7111

1/9/04

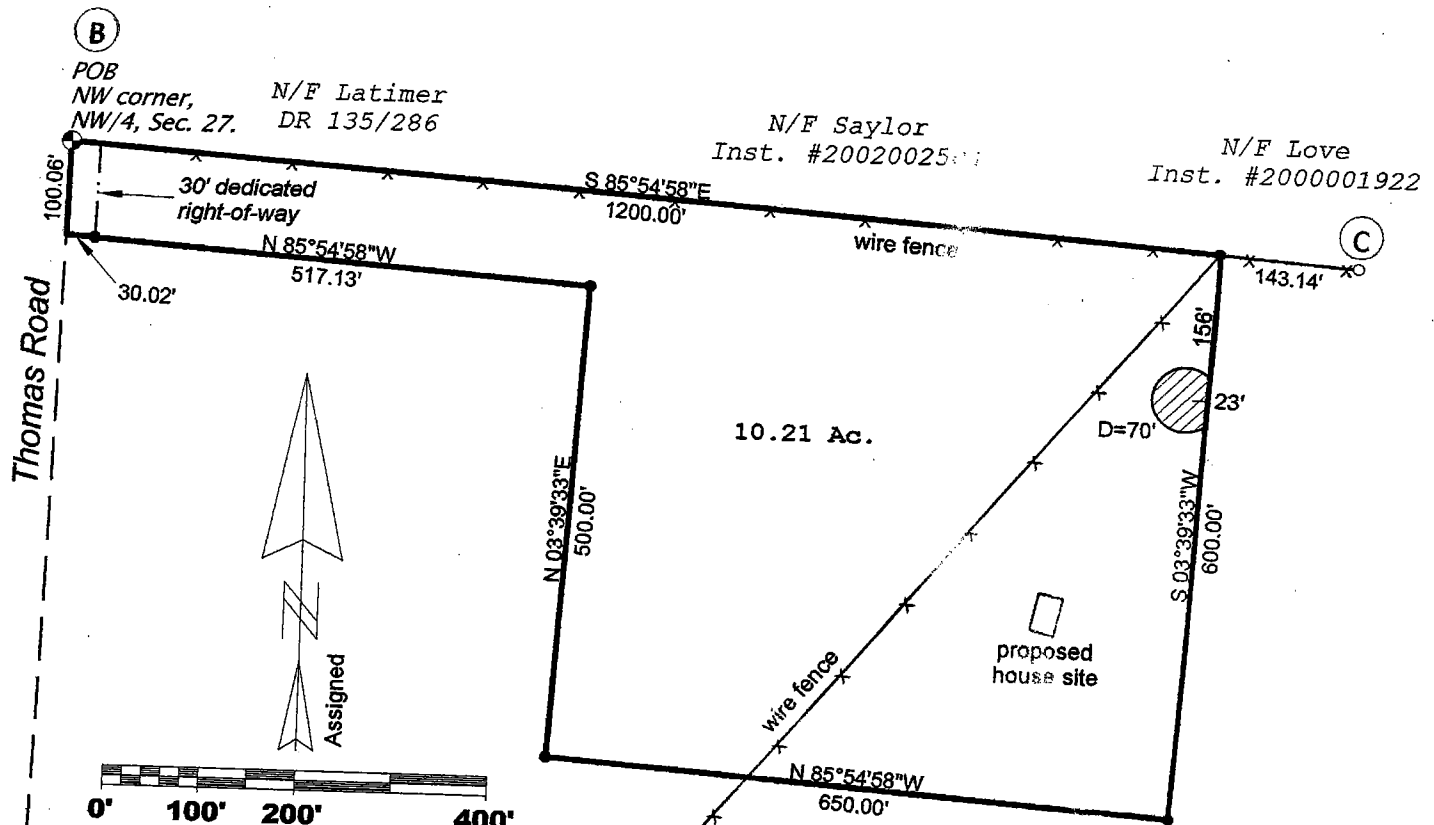


Rick  
Sec 27  
007-01270-00  
10-01270-01

# Baynes Administrative Type "A" Subdivision

**Owner: Samuel Baynes**  
**DR 181/416**

Section 27, T-9-N, R-2-W  
Monroe County, IN  
Job #383



- ⊕ spike in brass plate found flush
  - 5/8" rebar w/ plastic ID cap set 3" tall
  - 5/8" rebar w/ cap "Graham 9978" found 4" tall
  - ▲ Railroad spike found flush
- D=70' Diameter = 70 feet (for SCA)
- DR Deed Record
- N/F land Now or Formerly of
- (A) Corner reference in Surveyor's report

**NOTES:**

- 1) Field work performed in January 2004.
- 2) Reference is made to a surveyor's report and description of even date to be included herewith.
- 3) All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
- 4) Bearings shown hereon are based upon ties to Reference Plan #2.
- 5) The dotted area on this plat signifies a Sinkhole Conservation Area (SCA) per the Monroe County Zoning Ordinance, Chapter 829.

REFERENCE PLANS:

- 1) "Saylor Minor Subdivision" by Raymond Graham, RLS #9978, 1/26/2000, job #99-601.
- 2) "Baynes Administrative Subdivision" by Ben Bledsoe, RLS #559, 12/23/2002, job #4127.

Jess A. Gwinn, RLS #0300019  
RR #1, Box 285  
Solsberry, IN 47459  
812/876-7111





**LEGAL DESCRIPTION  
BAYNES REMAINDER  
JOB #383**

A part of the northwest quarter and a part of the northeast quarter of Section 27, Township 9 North, Range 2 West, Monroe County, Indiana, and being more particularly described as follows:

Commencing at the northwest corner of said Section 27, thence South on the west line of said section 100.06 feet to a southwest corner of a 10.21 acre parcel and the POINT OF BEGINNING; thence continuing South on said west line 1844.54 feet to the centerline of Vernal Pike; thence on said centerline the following courses: 1) South 87 degrees East 434 feet; thence 2) South 55 degrees East 1158 feet; thence 3) South 89 degrees East 241.7 feet; thence 4) East 1063 to the east line of the aforesaid northwest quarter; thence North 1923 on said east line; thence East 602 feet; thence North 725 feet to the north line of the aforesaid Section 27; thence West 2096 feet on said north line to a 5/8" rebar at the northeast corner of the aforementioned 10.21 acre parcel; thence on the east and south lines of said 10.21 acre parcel the following five (5) courses: 1) South 3 degrees 39 minutes 33 seconds West 600.00 feet to a 5/8" rebar; thence 2) North 85 degrees 54 minutes 58 seconds West 650.00 feet to a 5/8" rebar; thence 3) North 3 degrees 39 minutes 33 seconds East 500.00 feet to a 5/8" rebar; thence 4) North 85 degrees 54 minutes 58 seconds West 517.13 feet to a 5/8" rebar on the east right-of-way line of Thomas Road; thence 5) continuing North 85 degrees 54 minutes 58 seconds West 30.02 feet to the point of beginning. Containing 148.78 acres, more or less.

**ALSO EXCEPTING THEREFROM:**

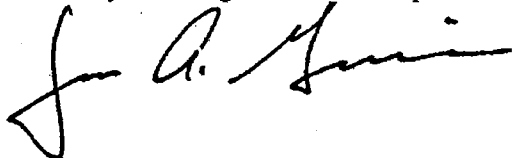
A part of Section 27, Township 9 North, Range 2 West, Monroe County, Indiana, and being more particularly described as follows:

Beginning at the northwest corner of said Section 27; thence South on the west line of said section 1944.6 feet and to the centerline of Vernal Pike; thence on said centerline the following courses: 1) South 87 degrees East 434 feet; thence 2) South 55 degrees East 177 feet; thence leaving said centerline North 565 feet; thence West 500 feet to the aforesaid west line of said section; thence South on said section line 500 feet and to the point of beginning. Containing 6.1 acres, more or less.

CONTAINING IN ALL 142.68 ACRES, MORE OR LESS.

**THIS DEED DESCRIPTION WAS PREPARED IN THE OFFICE WITHOUT BENEFIT OF A FIELD SURVEY OR EXAMINATION OF ADJOINING DEEDS.**

The survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 to 19.



Jess A. Gwinn, RLS #9300019  
RR #1, Box 285  
Solsberry, IN 47459  
812/876-7111

1/9/04



Exhibit A

**LEGAL DESCRIPTION  
BAYNES ADMINISTRATIVE SUBDIVISION  
JOB #383**

A part of the northwest quarter of Section 27, Township 9 North, Range 2 West, Monroe County, Indiana, and being more particularly described as follows:

Beginning at a brass spike at the northwest corner of said quarter section; thence South 85 degrees 54 minutes 58 seconds East (assigned bearing basis) 1200.00 feet on the north line of said quarter section to a 5/8" rebar; thence South 3 degrees 39 minutes 33 seconds West 600.00 feet to a 5/8" rebar; thence North 85 degrees 54 minutes 58 seconds West 650.00 feet to a 5/8" rebar; thence North 3 degrees 39 minutes 33 seconds East 500.00 feet to a 5/8" rebar; thence North 85 degrees 54 minutes 58 seconds West 517.13 feet to a 5/8" rebar on the east right-of-way line of Thomas Road; thence continuing North 85 degrees 54 minutes 58 seconds West 30.02 feet to the west line of the aforesaid quarter section; thence North 2 degrees 01 minute 30 seconds East 100.07 feet on said west line to the POINT OF BEGINNING; said described tract containing 10.21 acres, more or less.

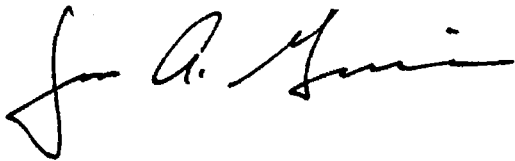
Subject to a 30 foot right-of-way for Thomas Road.

Subject to a SCA (Sinkhole Conservation Area): Commencing at the northeast corner of said 10.21 acre tract; thence south with the east line of said tract 156 feet; thence west perpendicular to said east line 23 feet to the center of a 70 foot diameter SCA.

Reference is made to a survey plat and report of even date to be included herewith.

The within survey was performed without benefit of evidence of source of title, and is subject to any statement of facts revealed by the same. Evidence of easements has not been located in the field and is not shown on this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.



Jess A. Gwinn, RLS #9300019  
RR #1, Box 285  
Solsberry, IN 47459  
812/876-7111

1/9/04



**SURVEYOR'S REPORT FOR  
BAYNES ADMINISTRATIVE SUBDIVISION  
JOB NUMBER 383**

In accordance with Title 865, Article 1.1, Chapter 12, (formerly Rule 13) Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- a) VARIANCES in the reference monuments;
- b) DISCREPANCIES in the record descriptions and plats;
- c) INCONSISTENCIES in lines of occupation and;
- d) RANDOM ERRORS in Measurement (Theoretical Uncertainty).

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established in this survey are within specifications for a Class C survey (+/- 0.50 feet) as defined in I.A.C. 865.

**SUBJECT PROPERTY:**

A boundary survey was performed on a portion of the land owned by Samuel Baynes. This property is located in Section 27, Township 9 North, Range 2 West, Monroe County, Indiana. The property is described in DR (Deed Record) 181/416 (all deeds in the Office of the Monroe County Recorder unless otherwise noted). This survey was performed at the request of Nathan Baynes in order to split off a 10+ acre tract for conveyance.

**REFERENCE MONUMENTS:**

Refer to the monuments keyed on the survey drawing by circled letters and surveys listed under Reference Plans:

- A) A rail road spike was found flush in the centerline of Vernal Pike on the west line of Section 27 per survey 2. A mag nail is called for at this corner but the rail road spike fits the geometric inverse to monument B as called for in survey 2. The call for the mag nail is therefor assumed to be in error.
- B) A brass spike and plate was found 1 inch deep in the centerline of Thomas Road at the northwest corner of Section 27 per County Surveyor ties. A wire fence heads east from this corner.
- C) A 5/8" rebar w/ plastic ID cap stamped, "Graham 9978", was found 4" tall on the north line of Section 27 per survey 1. The rebar is in an east to west wire fence with another wire fence heading to the north.

**OCCUPATION OF LINES:**

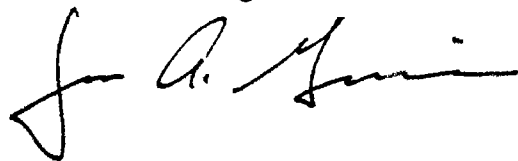
- 1) There is a wire fence which meanders within a few feet of the north boundary line.

**RECORD DESCRIPTIONS:** There are no discrepancies between the record descriptions.

Reference is made to a plat and description of even date.

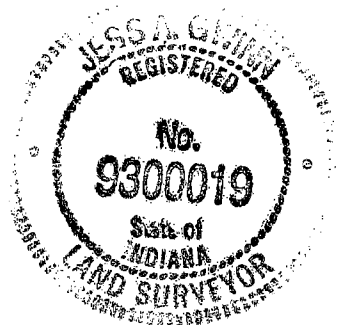
The within survey was performed without benefit of evidence of source of title, and is subject to any statement of facts revealed by the same. Evidence of easements has not been located in the field and is not shown on this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

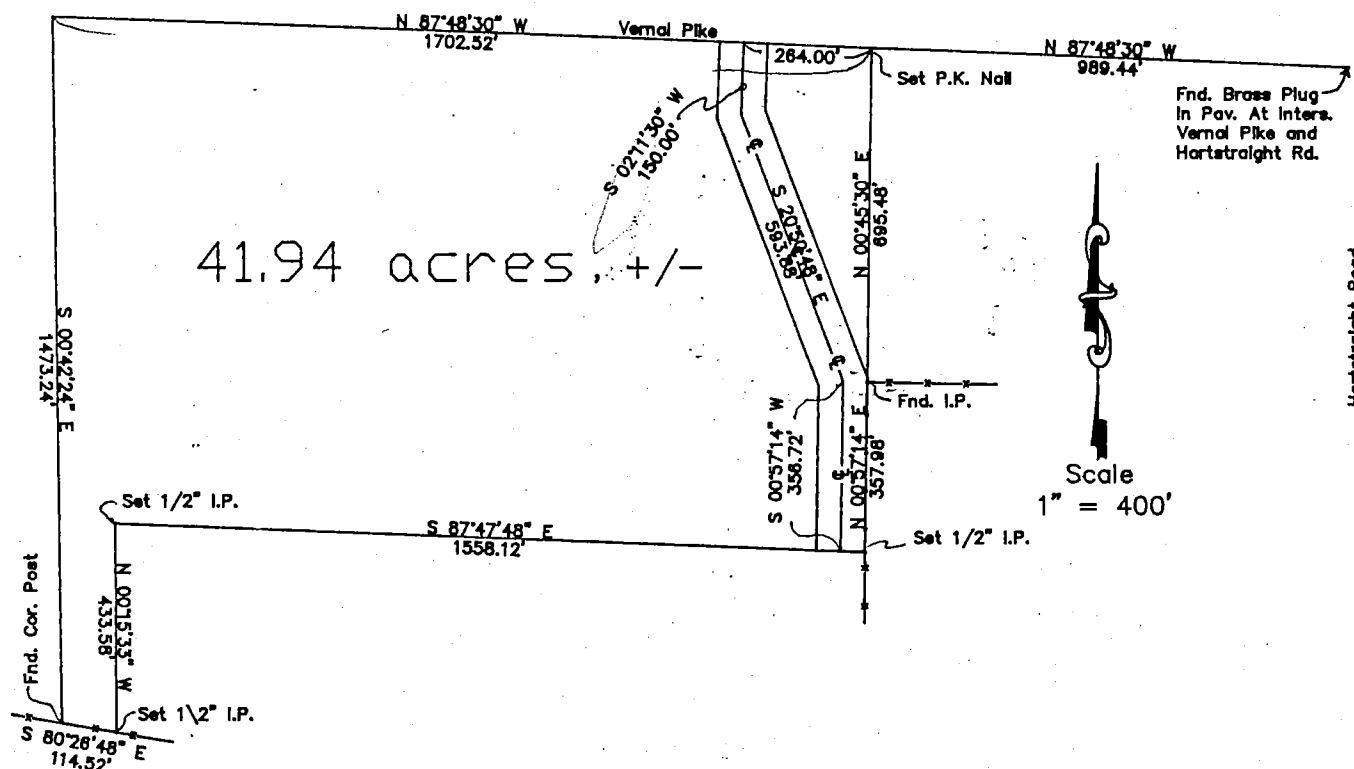
Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.



Jess A. Gwinn, RLS #9300019  
RR #1, Box 285  
Solsberry, IN 47459  
812/876-7111

1/9/04





# Description:

Part of the southeast quarter of Section 27, Township 9 North, Range 2 West, lying in Monroe County, Indiana, described as follows:

Commence at the east quarter corner of said Section 27, said corner being marked by a brass monument in the paving of the intersection of Hartstraight Rd. and Vernal Pike; thence North 87° 48' 30" West 989.44 feet along north line of said quarter to a P.K. nail set in pavement of Vernal Pike, said nail being the point of beginning of herein described parcel; thence continuing North 87° 48' 30" West 1702.52 feet along the north line to the northwest corner of said quarter; thence South 00° 42' 24" East 1473.24 feet along the west line of said quarter to a corner post; thence South 80° 26' 48" East 114.52 feet along a fence to a 1/2 inch diameter rebar; thence North 00° 15' 33" West 433.58 feet to a 1/2 inch diameter rebar; thence South 87° 47' 48" East 1558.12 feet to a 1/2 inch diameter rebar set in a fence line; thence North 00° 57' 14" East 357.98 feet to a found iron pin; thence North 00° 45' 30" East 695.48 feet to the point of beginning, containing 41.94 acres, more or less.

Subject to a 100 foot wide ingress egress easement with the centerline described as follows:

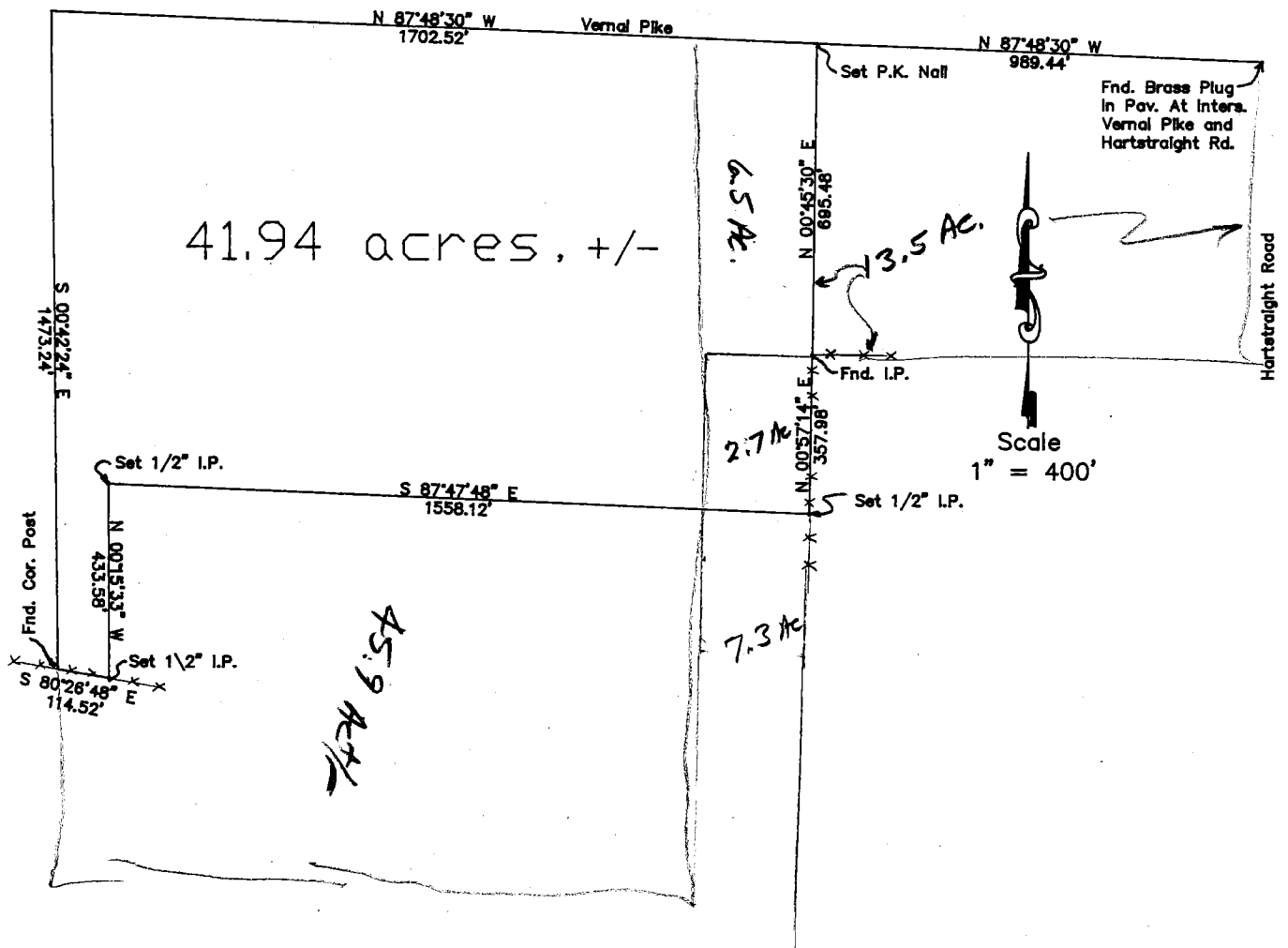
Commence at said east quarter corner; thence North 87° 48' 30" West 1253.44 feet to the point of beginning of said centerline; thence South 02° 11' 30" West 150.00 feet; thence South 20° 50' 48" East 593.88 feet to a point 50 feet westerly of east line of above parcel; thence South 00° 57' 14" West 356.72 feet parallel with and 50 feet westerly of the east line and to the south line of above described 41.94 acre parcel.

Date: May 23, 1990

Signed: Stephen E. Ramsey  
Stephen E. Ramsey  
Indiana L.S. #S0374



2-7-92  
MARK UP FOR ACROAGES  
LEFT



Description:

Part of the southeast quarter of Section 27, Township 9 North, Range 2 West, lying in Monroe County, Indiana, described as follows:

Commence at the east quarter corner of said Section 27, said corner being marked by a brass monument in the paving of the intersection of Hartstraight Rd. and Vernal Pike; thence North 87° 48' 30" West 989.44 feet along north line of said quarter to a P.K. nail set in pavement of Vernal Pike, said nail being the point of beginning of herein described parcel; thence continuing North 87° 48' 30" West 1702.52 feet along the north line to the northwest corner of said quarter; thence South 00° 42' 24" East 1473.42 feet along the west line of said quarter to a corner post; thence South 80° 26' 48" East 114.52 feet along a fence to a 1/2 inch diameter rebar; thence North 00° 15' 33" West 433.58 feet to a 1/2 inch diameter rebar; thence South 87° 47' 48" East 1558.12 feet to a 1/2 inch diameter rebar set in a fence line; thence North 00° 57' 14" East 357.98 feet to a found iron pin; thence North 00° 45' 30" East 695.48 feet to the point of beginning, containing 41.94 acres, more or less.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Stephen E. Ramsey  
Indiana L.S. #S0374

# WARRANTY DEED

THIS INDENTURE WITNESSETH THAT ROGERS GROUP, INC., of Monroe County in the State of Indiana CONVEYS AND WARRANTS to ESTIL L. FISCUS, II and PAULA GAYLE FISCUS, husband & wife, of Monroe County, in the State of Indiana for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged the following Real Estate in Monroe County in the State of Indiana, to-wit:

Part of the Southeast Quarter of Section 27, Township 9 North, Range 2 West, lying in Monroe County, Indiana, described as follows: Commence at the East Quarter corner of said Section 27, said corner being marked by a brass monument in the paving of the intersection of Hartstraight Road and Vernal Pike; thence North 87° 48' 40" West 989.44 feet along the North line of said Quarter to a P.K. nail set in the pavement of Vernal Pike, said nail being the point of beginning of the herein described parcel; thence continuing North 87° 48' 30" West 1702.52 feet along the North line to the Northwest corner of said Quarter; thence South 00° 42' 24" East 1473.24 feet along the West line of said Quarter to a corner post; thence South 80° 26' 48" East 114.52 feet along a fence to a 1/2 inch diameter rebar; thence North 00° 15' 33" West 433.58 feet to a 1/2 inch diameter rebar; thence South 87° 47' 48" East 1558.12 feet to a 1/2 inch diameter rebar set in a fence line; thence North 00° 57' 14" East 357.98 feet to a found iron pin; thence North 00° 45' 30" East 695.48 feet to the point of beginning. Containing 41.91 acres, more or less.

Subject to all easements, restrictions, rights-of-way and covenants apparent or of record.

Subject to all taxes.

Grantor hereby certifies that no Indiana Gross Income Tax is due at this time as a result of this conveyance.

The undersigned persons, who have executed this deed in the name of Rogers Group, Inc. represent and certify that they are duly elected officers of Rogers Group, Inc. that as such officers, they have full power and authority to execute and deliver this deed; and that all necessary corporate action for making such conveyance has been taken and done.

IN WITNESS WHEREOF, Russell M. Oldfield and Chet Foster, the Vice President and Asst. Secretary respectively of ROGERS GROUP, INC. a corporation existing under the laws of the State of Indiana, have executed this deed this 24<sup>th</sup> day of September, 1990.

Attest:

Title:

Chet Foster  
Assistant Secretary

ROGERS GROUP, INC.

By:

Title:

Russell M. Oldfield  
Vice President

STATE OF ~~INDIANA~~ Tennessee )  
 ) SS:  
COUNTY OF ~~MONROE~~ Davidson )

Russell M. Oldfield, Chet Foster the Vice President and Asst. Secretary, respectively of ROGERS GROUP, INC., personally appeared before me, a Notary Public, in and for said County and State on the 24th day of September, 1990, and acknowledged the execution of the foregoing Warranty Deed, and after being duly sworn, stated that the statements contained therein are true.

My Commission Expires:  
July 18, 1992

County of Residence:  
Davidson

Shirley H. Orrand  
Notary Public

Shirley W. Orrand  
(Name Printed)

This Instrument Prepared By: James F. Bohrer, MALLOR GRODNER & BOHRER, 1011 North Walnut Street, Post Office Box 1426, Bloomington, Indiana 47402 (812) 336-0200.

Send Tax Statements to: Estil L. Fiscus, II and Paula Gayle Fiscus

6860 West Vernal Pike  
Bloomington IN 47409

27-9-20 Richard

27-9-2W

## NDY.SHT